

042.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

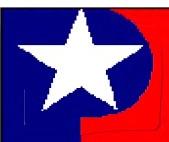
931,600 / 931,600

USE VALUE:

931,600 / 931,600

ASSESSED:

931,600 / 931,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
22		WEBSTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FEROLA EUGENE & NANCY/LIFE EST	
Owner 2:	
Owner 3:	

Street 1: 118 WARREN STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FEROLA EUGENE F & NANCY L -	
Owner 2: -	
Street 1: 118 WARREN STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

104	Two Family	6133	Sq. Ft.	Site	0	80.	0.98	1														

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6133.000	448,400		483,200	931,600		29043
							GIS Ref
							GIS Ref
							Insp Date
							11/02/18

PREVIOUS ASSESSMENT								Parcel ID	042.0-0004-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	448,400	0	6,133.	483,200	931,600		Year end	12/23/2021
2021	104	FV	427,500	0	6,133.	483,200	910,700		Year End Roll	12/10/2020
2020	104	FV	427,500	0	6,133.	483,200	910,700	910,700	Year End Roll	12/18/2019
2019	104	FV	329,900	0	6,133.	513,400	843,300	843,300	Year End Roll	1/3/2019
2018	104	FV	329,900	0	6,133.	374,500	704,400	704,400	Year End Roll	12/20/2017
2017	104	FV	308,800	0	6,133.	326,200	635,000	635,000	Year End Roll	1/3/2017
2016	104	FV	308,800	0	6,133.	277,800	586,600	586,600	Year End	1/4/2016
2015	104	FV	274,100	0	6,133.	271,800	545,900	545,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FEROLA EUGENE F	65675-220		7/3/2015	Convenience		1	No	No	.						
FEROLA EUGENE F	31578-323		7/5/2000	Family		1	No	No	4	Louise A Howland d.o.d. 4/18/2003. Bk 65675 P					
	12431-338		5/14/1973							No No N					

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
5/14/2013	MEAS&NOTICE
3/22/2001	External Ins
	PC PHIL C
	4/27/2009 Measured
	372 PATRIOT
	11/1/2000 Hearing Chag
	189 PATRIOT
	3/6/2000 Inspected
	264 PATRIOT
	2/9/2000 Mailer Sent
	2/9/2000 Measured
	197 PATRIOT
	1/1/1982 MS
Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	Plans filed 4/2001 correcting lot size from 7655->6133. Deeds still give incorrect metes & bounds.				8	8	OFF (40)	3									
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:										30									
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																		
Foundation:	3 - BrickorStone			A 3QBth:	Rating:																			
Frame:	1 - Wood			1/2 Bath:	Rating:																			
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct:	2 - Hip			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units 2																
Color:	BLUE			A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade:	C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt:	1900	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:				Total Units:				Lower																
Jurisdict:				Floor:				Totals	RMs:	12	BRs:	6	Baths:	2	HB									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL												
INTERIOR INFORMATION				Phys Cond:	AV - Average	31.	%	Interior:	2	6	3													
Avg Ht/FL:	STD			Functional:				Additions:																
Prim Int Wal	2	- Plaster		Economic:				Kitchen:																
Sec Int Wall:				Special:				Baths:																
Partition:	T - Typical			Override:				Plumbing:																
Prim Floors:	3	- Hardwood		Total:	31	%	Electric:																	
Sec Floors:				CALC SUMMARY				Heating:																
Bsmnt Flr:	12	- Concrete		Basic \$ / SQ:	180.00	COMPARABLE SALES				General:														
Subfloor:				Size Adj.:	1.08896315	Rate	Parcel ID	Typ	Date	Sale Price														
Bsmnt Gar:				Const Adj.:	1.00989902																			
Electric:	3	- Typical		Adj \$ / SQ:	197.954																			
Insulation:	2	- Typical		Other Features:	101500																			
Int vs Ext:	S			Grade Factor:	1.00																			
Heat Fuel:	1	- Oil		NBHD Inf:	1.00000000																			
Heat Type:	1	- Forced H/Air		NBHD Mod:																				
# Heat Sys:	2			LUC Factor:	1.00																			
% Heated:	100			Adj Total:	649861																			
Solar HW:	NO	Central Vac: NO		Depreciation:	201457																			
% Com Wal				Deprecated Total:	448404																			
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																
Make:				Juris. Factor:				Before Depr:	197.95															
Model:				Special Features:	0			Val/Su Net:	122.65															
Serial #:				Final Total:	448400			Val/Su SzAd	187.46															
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.0-0004-0001.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc						
2	Frame Shed	D	Y	1	8X10	A	FR	1970	0.00	T	49	104												
More: N				Total Yard Items:				Total Special Features:				Total:												